



2512 W. INTERSTATE 44 SERVICE ROAD-OKLAHOMA CITY, OK 73112  
VOICE: 405.722.5800 FAX: 405.602.3863 [www.preconstructionservices.com](http://www.preconstructionservices.com)

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## Initial Cost Report

August 23, 2018

Mr. R. Greg Andrews  
Robinson Renaissance, 11th Floor  
119 N. Robinson  
Oklahoma City, OK 73106

Re: Smith Residence – 314 8th Street– Cushing, OK

Dear Mr. Andrews,

On April 20, 2018, I made a site visit along with yourself, we met and made a walk-through to tour the issues to the Smith Residence in Cushing, Oklahoma. Also present was Mr. Steve Ford. PE, PHD, representing ZFI Engineering, Inc. and the opposing Attorney, Mr. Adam Engel of Mansell, Engel and Cole Law Firm, to observe and take photographs of the damage issues. During the site visit, I made observations and familiarized myself with the site.

### **Site Observations:**

During my site visit, I took 67 photos (photos can be supplied upon request). I started my observations with the direction of Mr. Ford of ZFI Inc. Mr. Ford had difficulties distinguishing between an aged structure, deferred maintenance and possible earthquake damage. It was difficult to see any plaster cracking in the walls, since the walls were encapsulated with plywood paneling. Most of the ceilings were encapsulated with acoustical tile, making it difficult as well, to observe any ceiling plaster cracking.

The carpet was pulled back, to observe the cracking in the northeast bedroom concrete floor. Steve Ford recommended digging from the outside, for the depth of the footing. Both of us excavated in two locations: 1) The north wall of the Northeast bedroom

addition and 2) The east wall of the living room. The bedroom appeared to have no foundation footing, and the living room foundation consisted of masonry stone rubble, approximately 10" below the wood plate. Mr. Ford looked into the attic through the kitchen ceiling access scuttle and under the house, through the master bedroom closet floor access.

Based on Mr. Ford's findings, the earthquake damage he could visibly observe, was four (4) to six (6) brick column supports, supporting the floor structure under the house, were partially dislodged. I observed 171 photos Mr. Ford supplied to me from our site visit on April 20<sup>th</sup>. Since Mr. Ford was the only person from our site visit who crawled under the house, I reviewed the photos he produced showing the dislodged brick pilasters.

### **Estimate Methodology:**

Before attending the site visit, I reviewed the Rimkus Consulting Group Inc. – Ms. Lisa M. Holliday, PE, PHD Report, to familiarize myself with the background of issues of the structural failures. On page 3 of her Report, Ms. Holliday mentioned that the Smith's stated "the front door would not close, and they replaced it." Other than the door, I could not find any other items from her report for me to estimate.

Mr. Ford relayed to me the issues with the brick pilasters under the house. I discussed with Mr. Ford, the difficulties of accessing to repair the brick pilasters. Mr. Ford suggested I need to estimate the cost of accessing the floor by pulling back the carpet and cutting two holes in the wood floor system either side of the north/south running floor beam, for personnel access, materials and equipment. These access points would most likely be in the living room and one of the bedrooms.

Once the access is made, it would be necessary to shore the structure and then remove and clean the bricks for proper replacement with new mortar. The estimate also includes the subfloor repair, the patching of hardwood flooring and staining finish. The carpet would be relayed as well.

It is my understanding that the goal is to perform the repairs as quickly as possible to minimize the Smith's interruption.

### **Documents supplied to my firm were the following:**

ZFI findings as described above

Rimkus Consulting Group, Inc. Report of Findings – dated 09.18.2017

### **Additional work not included in the cost estimate:**

- 1) Costs for Rentals, Lodging during the repairs for the Smith Residences
- 2) Costs for removal, storage, and replacement of loose furnishings.

**Opinions:**

The Cost Estimate provided with this Report is based on conclusions of the ZFI findings and opinion of repairs along with my own visual observations and experience.

**Facts and Data:**

The unit Costs are based on: Gordian - R.S. Means 2018 Residential Cost Data 37<sup>th</sup> annual edition.

**Conclusion:**

This is my "Initial Cost Report," and I reserve the right to further clarify/modify my estimate after review of any further analysis or any other supplemental reports, depositions or other engineering information, if provided, relating to this case after the date of this Cost Report.

**Repair Estimate, as described above:**

**Estimate.....\$8,523**

**Total:.....\$8,523**

(See attached for breakdown.)

**QUALIFICATIONS + AFFILIATIONS**

B.S. DEGREE ENGINEERING TECHNOLOGY-OKLAHOMA STATE UNIVERSITY 1976

A.S. DEGREE CONSTRUCTION MANAGEMENT TECHNOLOGY-OKLAHOMA STATE UNIVERSITY 1976

MECHANICAL & ELECTRICAL ESTIMATING – R.S. MEANS CERTIFIED 2000

FACILITIES ESTIMATING SEMINAR – R.S. MEANS 2000

DESIGN AND CONSTRUCTION COMMITTEE-OKLAHOMA CITY MEMORIAL 1995-1998

AMERICAN SOCIETY OF PROFESSIONAL ESTIMATORS-CPE CERTIFIED 2005

CHARTER MEMBER ASPE OKLAHOMA CITY-LANDRUN CHAPTER 80

ASPE-OKLAHOMA CITY-LANDRUN CHAPTER 80 – PRESIDENT 2008-2011

ASPE-OKLAHOMA CITY-LANDRUN CHAPTER 80 – MEMBERSHIP-CHAIR 2013-PRESENT

ASPE-NATIONAL INDUSTRY AWARENESS COMMITTEE-CHAIR 2011-2013

ASPE-NATIONAL MEMBERSHIP COMMITTEE-CHAIR 2013-2014

ASPE-NATIONAL AWARDS COMMITTEE-CHAIR 2014-2017

ASPE-NATIONAL CERTIFICATION COMMITTEE-CHAIR 2018-PRESENT

BILL GLASS CHAMPIONS FOR LIFE-PRISION MINISTRY TEAMATE

CENTRAL OKLAHOMA – AIA AFFILIATE MEMBERSHIP 2000-PRESENT

CERT-CONSULTING ESTIMATORS ROUNDTABLE 2015-PRESENT -

CERT-CONSULTING ESTIMATORS ROUNDTABLE - NATIONAL PRESIDENT 2018-PRESENT

**List of Publications authored by Witness:**

EXPERT WITNESS: QUESTIONS TO ANSWER BEFOREHAND  
MAY/JUNE 2018 "DCD MAGAZINE" PAGE 56

PARALLEL ESTIMATES AS A MONEY-SAVING PRACTICE  
NOV./DEC. 2016 "DCD MAGAZINE" PAGE 10

BIM UPDATE-NATIONAL INSTITUTE OF BUILDING SCIENCES CONVENTION  
APRIL 2013 "ESTIMATING TODAY" PAGE 21

THE "BUZZWORDS" of BIM  
APRIL 2012 "ESTIMATING TODAY" PAGE 23

CERTIFIED BIM ESTIMATORS?  
MARCH 2013 "ESTIMATING TODAY" PAGE 6

MEMBER PROFILE-NATIONAL INDUSTRY AWARENESS COMMITTEE CHAIR – SOUTHWEST  
REPRESENTATIVE  
DECEMBER 2011 "ESTIMATING TODAY" PAGE 6

INDUSTRY AWARENESS – ESTIMATING & BIM  
OCTOBER 2011 "ESTIMATING TODAY" PAGE 9

**LITIGATION COSTING PAST 4 YEARS:**

ROSS WEAVER & ALEXANDRA STANKUS VS. S and D HOMES YUKON, OK <b>DEPOSITION/SETTLED</b>	2018 FOUNDATIONS AND WEEP HOLE ISSUES	FOSHEE & YAFFE OKLAHOMA CITY, OK
BEST WESTERN PLUS 508 EAST MAIN ST. CUSHING, OK	2017 FOUNDATION ISSUES	MARVIN LAWS, P.C. MUSTANG, OK
BIRD RESIDENCE 700 CABELLA COURT NORMAN, OK <b>DEPOSITION</b> <b>SETTLED</b>	2016 WATER ISSUES	CARTCART DOOLEY OKLAHOMA CITY, OK
TIMBERLAKE CONSTRUCTION vs NN PROPERTIES CJ-2015-1312 OKLAHOMA COUNTY <b>DEPOSITION</b>	2016 PUNCHLIST ISSUES	DENTON LAW FIRM MUSTANG, OK
WMATA-TRANSIT CENTER SILVER SPRING, MARYLAND <b>DEPOSITION</b> <b>SETTLED</b>	2016 LIFE CYCLE COSTS	AKIN, GUMP, STRAUSS HAUER & FELD LLP

4900 CORONADO BRIDGE COURT FOUNDATION FAILURE EDMOND, OK <b>SETTLED</b>	2016 FOUNDATION ISSUES	HARRISON & MECKLENBERG LAW FIRM – KINGFISHER, OK
REPLACE WALKER RES. TUTTLE, OK	2016 TORNADO DAMAGE	GIVENS LAW FIRM OKLAHOMA CITY
STRATFORD v. FOOTLOCKER 7307 NORTH MacARTHUR OKLAHOMA CITY <b>SETTLED</b>	2016 BUILDING REPLACE	McAfee & Taft, P.C. OKLAHOMA CITY, OK
HAYS VS. FARMERS CLINTON, OK	2016 REVIEW ESTIMATE	FRAILEY, CHAFFIN, CORDELL PERRYMAN & STERKEL CHICKASHA, OK
FRANK LOVE RESIDENCE NICHOLS HILLS, OK <b>SETTLED</b>	2015 FIRE ESTIMATE INS. REVIEW	LOVE'S STORES
ROSSCO V. CHECOTAH CHECOTAH HIGH SCHOOL CHECOTAH, OK. <b>DEPOSITION/SETTLED</b>	2014 ESTIMATING EXCAVATION	STEIDLEY & NEAL TULSA, OK
WALLING RESIDENCE 3808 MANNING RD. EL RENO, OK <b>1-DEPOSITION</b>	2014 ESTIMATING TORNADO DAMAGE	HELMS & GREENE, LLC OKLAHOMA CITY, OK
WOMBLE RESIDENCE 1817 GUILFORD LANE NICHOLS HILLS, OK	2014 ESTIMATING WATER DAMAGE	HELMS & GREENE, LLC OKLAHOMA CITY, OK
GAINES vs TIMBERCRAFT HOMES EDMOND, OK <b>SETTLED</b>	2014 ESTIMATING	ANDREW KARIME OKLAHOMA CITY, OK
LECLEREC RESIDENCE 5715 HARPER CREEK TRAIL EDMOND, OK <b>2-DEPOSITIONS ARBITRATION WITNESS</b>	2014 ESTIMATING MASONRY/STUCCO/ DRYWALL/ROOFING ISSUES	WHEELER, WHEELER, MORGAN, FAULKNER & BROWN
WESTERN HEIGHTS VS KB CONSTRUCTION, INC. CASE NO. CJ-2011-7230 OKLAHOMA COUNTY <b>SETTLED</b>	2014 ESTIMATING ROOF REPAIR	BROWN & BROWN, PC OKLAHOMA CITY

Statement of Compensation in this case:

Estimating services, meetings, site visits and travel time: \$120 per hour  
Depositions and Prep: \$140 per hour  
Court Witness, Arbitration Witness and prep: \$150

*(rates are subject to change after one year of retainment)*

*(PCSI uses its proprietary software and reserves the right to protect its own interests. The Client will have no rights to the software itself, yet the work produced in protected format, may be provided on a limited basis)*

My opinions and conclusions as expressed in this report are based upon my education, training, work experience and general familiarity with supporting data in my areas of expertise, and the information provided to me by you, as well as my familiarity with the standards of practice of construction in the community. I have a Bachelor's of Science in Engineering Technology and Associate Degree in Construction Management Technology. I am a Certified Professional Estimator. Although my expertise is focused on estimating, I am often asked to give an opinion on scheduling, project phasing, constructability, site staging and market conditions as related to a particular project.

David Battle - FCPE, CERT



SMITH RESIDENCE - CUSHING OK



**PRE CONSTRUCTION SERVICES, INC.**

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**COST ESTIMATE SUMMARY**

**SMITH RESIDENCE**

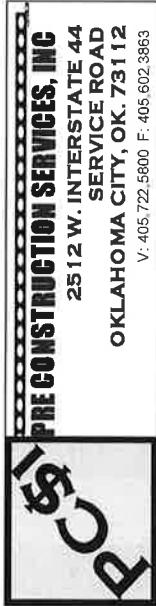
PROJECT: **SMITH RESIDENCE**  
LOCATION: 314 EAST 8TH STREET CUSHING, OKLAHOMA  
PREPARED FOR: CUSHING HOSPITALITY, LLC  
ESTIMATE #: 18-026  
ESTIMATOR: Pre Construction Services, Inc.  
DATE: 8/22/2018

ESTIMATE TOTAL

**SEE ATTACHED ESTIMATE - BREAKDOWN**

<b>TOTAL</b>	<b>\$</b>	<b>8,523</b>
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SMITH RESIDENCE 314 E. 8TH  
CUSHING, OKLAHOMA



2512 W. INTERSTATE 44  
SERVICE ROAD  
OKLAHOMA CITY, OK. 73112  
V: 405.722.5800 F: 405.602.3963

PROJECT: SMITH RESIDENCE EARTHQUAKE REPAIR

DESCRIPTION: FORENSIC COST ESTIMATE

LOCATION: 314 EAST 8TH ST. CUSHING, OK

ESTIMATOR: PRE CONSTRUCTION SERVICES, INC.

### FORENSIC COST ANALYSIS

#### REPAIR ESTIMATE

UNIT COSTING BASED ON

RS MEANS RESIDENTIAL COSTS 2018 37TH ANNUAL EDITION

DESCRIPTION	FLOOR AREA	COST FT\$Q	RS MEANS CSI CODE NUMBERS	QTY	UNIT	COST	MATERIAL	LABOR	EQUIPMENT	SUBCONTRACT	COST	TOTAL COST	TOTAL
1 <b>DEMOLITION</b>	1,439 SF	0.83 PSF											
2 PULL BACK CARPET IN LIVING ROOM			0805	05.20	0460	421 SF	0.00	0	0.07	29	0.00	0	0.00
2 PULL BACK CARPET IN SW BEDROOM			0905	05.20	0460	179 SF	0.00	0	0.07	13	0.00	0	0.00
3 DEMO-SAWCUT FLOOR OPENINGS-LIVING ROOM			0241	19.16	7200	1 EA	0.00	0	112.74	113	22.14	22	0.00
4 DEMO-SAWCUT FLOOR OPENINGS-SW BEDROOM			0241	19.16	7200	1 EA	0.00	0	112.74	113	22.14	22	0.00
5 DEMO-STRIP FLOORING INTERIOR 2-1/4" X 25/32" THICK- LIVING ROOM			0905	05.20	3400	8 SF	0.00	0	3.42	27	0.00	0	0.00
6 DEMO-STRIP FLOORING INTERIOR 2-1/4" X 25/32" THICK- SW BEDROOM			0905	05.20	3400	8 SF	0.00	0	3.42	27	0.00	0	0.00
7 SHORING FLOOR BEAMS - SCREW JACKS AND PLATES			0154	23.70	2650	12 EA	3.87	46	26.53	318	0.00	0	0.00
8 SALVAGE BRICKS AT EACH FLOOR PEDISTAL			0405	05.10	2060	12 LF	0.00	0	35.41	425	0.00	0	0.00
9 REMOVE FRONT ENTRY DOOR			0805	05.10	0200	1 EA	0.00	0	17.71	18	0.00	0	0.00
10 REMOVE FRONT ENTRY DOOR FRAME			0805	05.10	2200	1 EA	0.00	0	23.21	29	0.00	0	0.00
11 <b>MASONRY</b>	1,439 SF	1.31 PSF											
12 16"X16" COLUMN SOLID			0421	13.18	0400	12 LF	0.00	0	143.25	1,719	0.00	0	0.00
13 REMOVE SHORING FLOOR BEAMS - SCREW JACKS AND PLATES			0154	23.70	2650	12 EA	0.00	0	13.26	159	0.00	0	0.00
14 <b>ROUGH CARPENTRY</b>	1,439 SF	0.06 PSF											
15 SUBFLOOR WITH BOARDS 1"X6" LAID REGULAR			0616	23.10	0452	16 SF	3.44	55	2.23	36	0.00	0	0.00
16 <b>DOORS</b>	1,439 SF	0.14 PSF											
17 NEW FRONT METAL DOOR INCL JAMB AND BRICKMOLD			0817	23.10	3550	1 EA	376.31	376	46.42	46	0.00	0	0.00
18 DOOR FINISH HARDWARE			0871	20.40	0400	1 EA	167.13	167	37.14	37	0.00	0	0.00
19 <b>FINISHES</b>													
20 PATCH OAK 25/32"X2-1/4", NOT FINISHED	1,439 SF	0.61 PSF	0964	29.10	4900	16 SF	7.12	114	6.53	104	0.00	0	0.00
21 FINISH WOOD FLOORS			0991	23.52	3400	16 SF	0.60	10	1.33	21	0.00	0	0.00
22 PAINT FRONT DOOR AND FRAME			0991	13.70	0370	1 EA	16.98	17	124.68	125	0.00	0	0.00
23 RE-LAY CARPET			0968	16.10	0701	600 SF	0.00	0	0.20	490	0.00	0	0.00
24 <b>SUB TOTALS:</b>													
25 GENERAL CONDITIONS													
26 CONTRACTOR OVERHEAD/PROFIT & INSURANCE													
27 RESTORATION CONTINGENCY													
28 ARCHITECTURAL & ENGINEERING FEES													
29 <b>TOTAL:</b>													
30													
31													

31 TOTAL:

8,523.00

8,523.00